# PROJECT DESCRIPTION

**San Antonio Center**
**Mountain View, California**

**Project Description**

Located at the northeast corner of El Camino Real and San Antonio Road, the site encompasses approximately 207,200 sq. ft of retail buildings on 11 acres of improved land. The property was developed over time with the initial construction taking place over fifty years ago. The current site/building configuration is representative of what was designed in the1950's with an expansive parking lot ranging from the adjacent streets to the building store fronts. Over time both the buildings and parking lot have begun to show their age.

The newly proposed San Antonio Center is an infill based residential and retail redevelopment consisting of approximately 136,200 square feet of retail and restaurant space, approximately 350 residential units, and associated sub-grade, on-grade and roof-top parking. It is anticipated that the project will contain a grocery store (+/-65ksf), a pharmacy (+/-17ksf), approximately 350 residential units, two to three restaurants (+/-4k - 9ksf), and numerous small shop/office/retail spaces located throughout the project. The size and density of the residential building is consistent with the scale of the adjacent office building and the Avalon residential towers located behind the project.

The proposed redevelopment of San Antonio Center aims to be sustainable, innovative, and of long-term benefit to the City of Mountain View. Additionally, the redevelopment will likely kick-start a renaissance of the overall 56 acre San Antonio regional retail center. The project's central location provides convenient citywide access from public transportation, as well as nearby higher density residential neighborhoods, mitigating dependence on arrival by car. In addition, the vertical orientation and density of the project conserves land, resources and reduces impact on the city's infrastructure.

The fundamental design goals of the project are: i) to create a vibrant retail and residential project that is responsive to the adjacent context; ii) create a unique sense of place through the development of iconic architectural elements and amenities; iii) provide public open plazas; and iv) provide an active pedestrian oriented shopping and dining experience.

The corner of El Camino Real and San Antonio Road is designed to establish a gateway into the project from the adjacent neighborhood and streets. Two retail buildings, with 4-sided architecture and an iconic site identifying tower, are situated to create a vibrant dining and socializing plaza along with views into the new development and outwards towards the surrounding community. In order to reduce the at-grade parking area, parking will also be provided on the roof of the grocery store that will also serve the corner shop buildings and 11,700 square foot shop building at the base of the residential building. Residential parking will be provided below grade with additional retail parking to be provided beneath the residential podium.

The San Antonio Road street frontage will be activated by the aforementioned shop buildings, high quality design, complimentary project signage, and extensive landscaping with a newly bifurcated sidewalk. Along San Antonio Road, the base of the residential building is brought to the street with façade articulation, landscaping and site amenities to enhance the pedestrian experience and create a sense of place currently missing from this boulevard. Restaurants and shops are also located at the street level of the northern side of the residential building fronting on San Antonio Road and continue down the main street running adjacent to the Hetch Hetchy easement area.

Further contributing to the pedestrian focused environment, an active park setting within the Hetch Hetchy easement area is proposed as an amenity to the residential building. A corner atrium element will provide an iconic entrance into the shopping center and the main street running along the proposed park area. Special consideration has been provided to address the street wall in a manner that contributes to a positive pedestrian environment. New sidewalks range in width from 6 to 10 feet with a consistent planting of street trees while vehicular access ways across sidewalks have been minimized.

San Antonio Center will be a combination of concrete, block and steel frame construction. The exterior appearance of the contemporary architecture will incorporate abundant glazing, material variation and patterns for visual interest. Material selections will involve the use of sustainable materials where possible such as cementitious panels for siding, metal, stone and cement plaster, wall cladding, and fly-ash concrete. Clear glazing and clear anodized aluminum will be located at storefronts and along surrounding streets to create visual links to retail on the podium level. Distinctive materials such as perforated metal and channel glass will be focused on iconic architectural elements such as the corner plaza tower, public entries and pedestrian walkways. Concrete masonry units and stone tile veneer will serve as planter and feature walls. Lastly, a combination of neutral field colors, colorful accents, and textures will be applied to create attractive wall compositions throughout the project.

Service and loading are primarily assembled at the east side of the project between the property line and the rear of the existing Trader Joe's store. A dedicated secondary service and loading area is situated beneath the residential podium in order to provide service to the restaurants and shops located at the base of the residential building. The proposed locations of service and loading areas are designed to minimize the visual impact to the project and avoid potential vehicular and pedestrian conflicts. Primary vehicular ingress and egress to the parking area is located along the Hetch Hetchy easement with additional vehicular entries and exits on El Camino Real, San Antonio Road, and the interior side of the project to maintain cross access throughout the 56 acre shopping center.

**Economic Benefits**

The redevelopment of the San Antonio Center represents an opportunity to substantially improve the retail, residential and shopping services in the City of Mountain View. As determined by a City commissioned retail leakage study, the City of Mountain View is losing millions of dollars in sales tax revenue to adjacent municipalities. The sales tax leakage occurs in multiple retail categories and the proposed redevelopment of San Antonio Center presents the opportunity to recapture a significant portion of that lost revenue.

It is estimated the redeveloped San Antonio Center will generate over $1,000,000 in new annual sales tax revenue that can fund critical public services such as roads, parks, fire and police services, and job creation programs. San Antonio Center will also dramatically improve the City of Mountain View's ability to capture sales tax revenue currently lost to other municipalities. Lastly, the project will not require any public funding in order to be constructed.

In addition to sales tax revenue generation, the redeveloped center will provide new jobs to the community of Mountain View. Construction of San Antonio Center will generate over 700 industry jobs during its approximately 16 month construction timeline. Upon completion, it is estimated that the redeveloped center will generate over 800 new employment opportunities.

**Green Building Practices**

As stated above, San Antonio Center aims to be sustainable, innovative and of long-term benefit to the City of Mountain View. The redevelopment of the existing site is considered an urban renewal effort and a step away from urban sprawl. The vertical orientation and density of the project conserves precious land, resources and reduces impact on the city's infrastructure.

The project will also incorporate an array of sustainable building materials and management practices with a goal of receiving LEED Core & Shell Certification. Sustainable measures will include storm-water treatment and filtration, low intensity/energy efficient lighting, preferred car-pool and hybrid parking among others. The project will incorporate drought tolerant trees, plants and shrubs with smart irrigation controllers to reduce project water requirements while simultaneously providing natural canopy shading to the project area. The use of grey water irrigation is being explored at this time. Water usage will also be minimized with low-flow lavatory faucets, water closets and urinals.

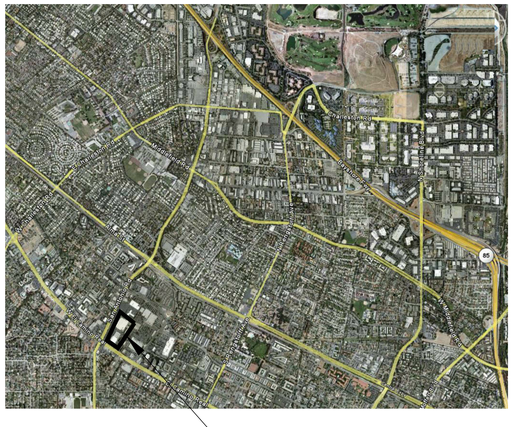
Roofing systems with high Solar Reflectance Index (SRI) and high R-value ceiling and wall insulation will be incorporated in the project in order to reduce cooling costs and energy requirements. The aforementioned natural canopy shading and the insulation measures will serve to reduce heat island effects at the project. The project will also use recycled building construction materials when possible and tenants will be required to recycle waste. Waste created in the demolition of the existing buildings will be recycled to the maximum extent possible. Secured bike racks, storage lockers and potentially employee shower facilities will be provided in conjunction with the pedestrian oriented design in an effort to reduce dependency on the automobile.

The use of solar panels and skylights is also being explored at this time. With the incorporation of the foregoing sustainable practices, San Antonio Center will not only meet Title 24 standards but exceed them.

**Project Website**

For more information please go to http://www.sanantoniocenterproject.com

# VICINITY MAP




# ZONING CALCULATIONS

SEE SHEET L3 FOR OPEN SPACE SUMMARY




# SHEET INDEX



# SAN ANTONIO CENTER

NEC SAN ANTONIO ROAD AND EL CAMINO REAL
MOUNTAIN VIEW, CALIFORNIA

DATE: JULY 13, 2010
MCG JOB #: 09.100.36

| DATE | REVISIONS |
|---|---|
| | |
| | |
| | |



PROJECT DATA

SHEET A2


MERLONE GEIER PARTNERS
250 Sutter Street, Suite 500
San Francisco, California 94108
T 415.974.6002 F 415.974.1556
mcgarchitecture.com